

ARTICLE 3

DISTRICTS AND BOUNDARIES

Sections:

- 3-1 District Classifications**
- 3-2 Zoning District Maps**
- 3-3 Annexation**
- 3-4 Rules Where Uncertainty May Arise**
- 3-5 Variances and Exceptions Required**

SECTION 3-1 DISTRICT CLASSIFICATIONS

3-101. In order to classify, regulate and restrict the locations of residences, businesses, industries, and the location of buildings designed for specified uses; to regulate and limit the height and bulk of buildings; to regulate and limit the intensity of the use of lots; to regulate and determine the area of yards and other open spaces surrounding buildings; and to regulate and restrict the density of population, the City is hereby divided into twelve (12) districts designated as follows:

- "A"** Agricultural District
- "R-1"** Low Density Residential District
- "R-2"** Medium to High Density Residential District
- "CS"** Countryside District
- "C-1"** Restricted Commercial District
- "C-2"** General Commercial District
- "C-3"** Central Business District
- "MP"** Manufactured Home Park District
- "MHS"** Manufactured Home Subdivision District
- "I-1"** Light Industrial District
- "I-2"** Heavy Industrial District
- "P"** Public Use District

SECTION 3-2 ZONING DISTRICT MAPS

3-201.

- a. The boundaries of the zoning districts established by these Zoning Regulations are shown on a map or series of maps designated as the "Zoning Map of Sublette, Kansas" and "Zoning Map of the Growth Area of Sublette, Kansas" which together with all legends, symbols, notations, references, district boundaries, and other information thereon, are adopted and made a part of these Zoning Regulations as fully as if set out herein in detail.
- b. Original copies of the Zoning Map, which shall constitute the official record, are maintained in the office of the Zoning Administrator. In case of any dispute regarding the zoning classification of property subject to these Zoning Regulations, the maps maintained by the Zoning Administrator shall control.

- c. Changes in the boundaries of any zoning district shall be reflected on the Zoning Map promptly upon approval of the amendment by the City Governing Body. It shall be the responsibility of the Zoning Administrator to update the Zoning Map as amended by ordinance.

SECTION 3-3 ANNEXATION

3-301. Land hereafter annexed into the City shall have its zoning classification determined as follows, until such time as these procedures are followed to amend such classification: (1) if the annexed land lies within the City's extraterritorial zoning jurisdiction, the land shall retain the classification so given by the City; and (2) all other land shall be zoned "A" Agricultural.

SECTION 3-4 RULES WHERE UNCERTAINTY MAY ARISE

3-401. It is the intent of these regulations that every part of the incorporated area of the City of Sublette, as well as any unincorporated area lawfully made subject to the City's zoning regulations, shall be included in one of the zoning districts established herein. The boundaries of the specific zoning districts are to scale on the zoning map and are to be interpreted by the corresponding measurements on the map. The following rules shall apply in the determination of the boundaries of any district shown on the Zoning Map.

- a. Whenever a lot is divided by a zoning district boundary, the zoning regulations applicable within each district shall apply equally to each portion of the lot situated in a separate district. The dimensions of the zoning district(s) on the lot shall be determined by scaled measurements of the zoning district boundaries on the Zoning Map.
- b. Where boundaries approximate blocks and lots, street and alley lines or other identifiable property or boundary lines, such lines shall be construed to be the district boundary. Where such boundaries are shown as being within street and alley lines or within identifiable rights-of-way or waterways, the centerline thereof shall be construed to be the district boundary.
- c. Map codes or symbols indicating the classification of property on the Zoning Map apply to the entire area within the district boundaries.
- d. Where a street, alley or right-of-way is lawfully vacated or abandoned, the zoning designation of the abutting property shall apply to the centerline of the vacated or abandoned street, alley or right-of-way.
- e. Should any uncertainty remain about the location or meaning of a boundary indicated on the Zoning Map, the uncertainty shall be resolved by the Zoning Administrator, whose decision may be appealed to the Board of Zoning Appeals.

SECTION 3-5 VARIANCES AND EXCEPTIONS REQUIRED

3-501. Except as hereinafter provided for by variance or exception granted by the Board of Zoning Appeals as specifically authorized by these regulations, or as allowed by law in the case of lawful nonconforming uses:

- a. No building shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.
- b. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which the building is located.
- c. No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the area regulations of the district in which the building is located.
- d. The minimum yards and other open spaces required by these zoning regulations for each and every building existing at the time of passage of these zoning regulations or for any building hereafter erected shall not be encroached upon or considered as yard or open space requirements for any other building, nor shall any lot area be reduced beyond the district requirements of these zoning regulations.